

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

105 Nicholas Street, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$1,906,888

Property Type House

Suburb Ashburton

Period - From 01/04/2024

to

31/03/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Thurso St MALVERN EAST 3145	\$1,785,000	07/06/2025
2	34 St Georges Cr ASHBURTON 3147	\$1,885,000	24/05/2025
3	205 Glen Iris Rd GLEN IRIS 3146	\$1,910,000	22/03/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/06/2025 14:54

**Property Type:** House (Res)**Land Size:** 836 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

Year ending March 2025: \$1,906,888

Comparable Properties

**6 Thurso St MALVERN EAST 3145 (REI)**

Agent Comments

**Price:** \$1,785,000**Method:** Auction Sale**Date:** 07/06/2025**Property Type:** House (Res)**Land Size:** 653 sqm approx**34 St Georges Cr ASHBURTON 3147 (REI)**

Agent Comments

**Price:** \$1,885,000**Method:** Auction Sale**Date:** 24/05/2025**Property Type:** House (Res)**Land Size:** 680 sqm approx**205 Glen Iris Rd GLEN IRIS 3146 (REI)**

Agent Comments

**Price:** \$1,910,000**Method:** Auction Sale**Date:** 22/03/2025**Property Type:** House (Res)**Land Size:** 661 sqm approx

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